

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
(603) 929-7404

c/o Tracey Boies
The Masiello Group
408 Lafayette Road
Hampton, NH 03842

Statement 09/11/10

RE: 210 Woodland Road, Hampton, NH

Certification Request received 09/10/10 from Citizen's Bank:

Please provide evidence that the well is 10 ft from the property lines, 50 feet from the septic and 100 ft from the leach field. If the well is 75 to 100 feet from the leach field, please also add in the notation that in the state of NH, the regulation is 75 feet, not 100.

Certification will be delivered upon request that well is more than 10 ft from property line and more than 50 ft from septic tank. As of this date, the exact location of the leach field could not be determined due to time and equipment constraints.

Anne W. Bialobrzewski
NHLLS #752
Stockton Services

Field work for certification re:

Well and septic system setbacks

210 Woodland Road, Hampton\$ 220.00

Balance due \$ 220.00

Thank you.

Anne W. Bialobrzewski

Home Inspection Report

210 Woodland Ave
Hampton, NH

Prepared for:
Mike Fyrer



Prepared by:
Jared Piotrowski

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Report Table of Contents

Inspection Information	4
Exterior	5
Garage	8
Basement	10
Plumbing System	12
Electric Systems	14
Central Heating and Cooling	15
Kitchen and Interior Accessories	17
Bathrooms	19
Interior Rooms	21
Attic/Ventilation/Insulation	23



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

AN AGREEMENT

Congratulations on your expected purchase! You have made a wise decision in having your prospective home inspected. Our inspector will present you with an objective, general evaluation of the home, consistent with the professional practices and standards of the home inspection industry. To understand the report, you should read the entire document including all pre-printed and hand-written materials, also please read the Important Information and General Information section on each page. Each of these areas provides critical information. Please note that this inspection is limited in time and scope and not all repairs or defects may be discoverable at the time of this inspection.

Our inspectors present observations that are based on the visual examination of accessible areas of the property on the day of inspection. There is no destructive testing, probing or dismantling of any components. We cannot predict the future life expectancy or sudden failure of any component. This report is not an engineering study, or a substitute for an insurance policy, Home Warranty package (ask your broker or Tiger representative about a Home Warranty), or a Manufacturer's Warranty.

You can certainly understand that we cannot see through walls, remove insulation or suspended ceiling tiles, nor enter crawl spaces that are less than 3 feet. We cannot enter attics that are not specifically designed for safe pass through. This report does not warranty the absence of wood-destroying insects. It is, however, a visual, non-destructive investigation for indications of previous or ongoing activity in readily accessible areas. Future repairs or renovations may reveal defects or wood-destroying insect activity that were not discoverable during the inspection. Tiger is not responsible for damage which is concealed or not readily accessible at the time of the inspection. If wood-destroying insect activity is discovered during the interior or exterior inspection, that activity will be documented on the report. No evaluation has been made regarding air, soil, lead, water, waste disposal or sewage systems, asbestos, urea formaldehyde, lead paint, molds, radon, piping outside the foundation, natural or propane gas fittings or regulations, swimming pools, wood stoves, telephone systems, alarm systems or out-buildings unless otherwise noted. This report does not include the detection of rodents or general pests. We do not make an assessment of compliance with building codes. Tiger is not responsible for pointing out repairs needed to bring the home in compliance with current building codes or other regulations, and we do not report on whether the property may be lawfully used for rental, business or any other purpose. _____ Intl.

Please be aware that only those components specifically mentioned in this report have been inspected and those components not included are not part of this report. We do not make any representation, implied or otherwise, concerning the condition of non-inspected areas. You should evaluate concerns about specific components with a qualified specialist and act upon any comments or recommendations before continuing with your purchase. **It is important that you further evaluate those areas not included in this report as well as those items recorded as B, C, or NR prior to continuing on with your purchase. Tiger is not responsible for repairs on any component rated B, C, or NR. This report will not necessarily reveal all defects on the property and should not be used for negotiations.** _____ Intl.

In the event that you believe the condition of a component has not been accurately disclosed or that a particular component has been omitted from the report, it is your responsibility to notify Tiger and permit us to investigate and evaluate the situation before you make any corrective action. It is agreed that Tiger is not responsible for costs associated with repairs made prior to Tigers investigation.

If you or anybody on your behalf chooses to initiate any type of civil action or law suit against Tiger or its inspector as a result of this inspection, in which Tiger prevails, you agree to indemnify and reimburse Tiger for its attorney fees, costs and expenses. This inspection is for your use and benefit only it may not be assigned or relied upon by any other party without written consent from Tiger. You also agree to indemnify and hold harmless Tiger for any subrogation action filed by an insurance company or any other third party as a result of this inspection.

Tiger reserves the right to retain the Inspection Report if the fee is not paid for at the time of the inspection. If the Inspector is requested to go back to the property after the inspection to check a component that was turned off, not accessible, or rated NR, there will be a \$125.00 charge. An additional charge of \$125.00 will apply to all requests for typewritten reports.

Now that you have read and understand our Agreement and wish to proceed please sign below.

This is a duplicate of the AGREEMENT that was signed by you or your representative at the time of inspection and issued at that time.

Client; Mike Fyrer

Inspection Address; 210 Woodland Ave, Hampton, NH

Inspector; Jared Piotrowski

Inspection Date; 08/05/2010

TOTAL AMOUNT DUE; \$510.00



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

Inspection Information

Inspection Information

Inspection Address: 210 Woodland Ave
Hampton NH.

Inspection Date: 08/05/2010.

Client Name: Mike Fyrer.

Inspector: Jared Piotrowski, Lic. #71.

Individuals Present: Parent, Buyers Agent, Listing Agent.

Current Weather Conditions: Rain, Temperature in degrees Fahrenheit: 80 F.

Ground Conditions: Wet.

Previous Day Weather Conditions: Clear/Sunny.

Inspection Start Time: 11:50.

Inspection Finish Time: 3:30.

Inspection Type and Cost: Single Family Home Inspection, \$375.00.

Other Services Provided: Water Quality, \$135.00.

TOTAL AMOUNT DUE: \$510.00.



A: Item is functioning as originally intended.

B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.

C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required

NR: Not Inspected, not readily accessible or not present. No rating.

D: Further consultation with a contractor is advised.

Roof System:

A B C NR D

Condition of Roof Structure: p

Condition of Masonry Chimney:

Repair/Seal cap cracks and liner cracks. Maintain water tight seal around chimney. and Consider installing chimney guards to help keep out water, animals, debris. Kill/Remove organic growth.

Type and Condition: .. |p |p

Siding Type is, Wood Shingles, Masonry. Repair/Replace water damaged siding, Consult contractor. Concealed damage possible, Consult contractor to further investigate and repair/replace if need. Periodic Paint/Stain maintenance needed.

Type and Condition: .. p p

Trim Type is; Wood trim. Effects of weathering. Moisture damage to wood trim, Repair/Replace as need. Wood trim needs periodic paint/stain maintenance. Reset loose trim.

Type and Condition .. b

Aluminum Gutters. Replace missing downspouts. Install downspout extensions to help divert water away from dwelling/foundation. The water run-off in a walkway/driveway can result in pooling or frozen conditions, modify as needed. Clean Gutters periodically for proper draining.

Grading/Drainage Conditions: .. b

Grade should sloped down and away from Foundation/Dwelling. Vegetation is contacting or near the building - suggest trimming or removal to prevent negative



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

effects. Remove dead stumps/trees to help prevent insect attraction.

Basement Windows:

	A	B	C	NR	D	
<i>Conditions:</i>	..	p	..	..	..	Install window wells to keep grade approximately 6"-8" below window to help prevent water damage and/or insect attraction.

Exterior Faucet:

<i>Condition:</i>	p	Properly winterize exterior faucets by turning OFF water and draining. Remove hose or fixtures from faucets to prevent freezing.
-------------------	---	----	----	----	----	--

Electric Service Entry:

<i>Type and Condition:</i>	..	p	Overhead - weather head/drip loop, Meter in place. Service Size - appears to be 100 amp service. Prevent water penetration to weather head, meter hub and house by ramming and sealing with putty, electrician as needed.
----------------------------	----	---	----	----	----	---

Exterior Outlets:

<i>Condition:</i>	..	p	p	2-prong, ungrounded outlets noted. Consider upgrade to grounded, GFCI outlets. Testing indicates open ground at outlet/s, Not GFCI protected, suggest upgrade for safety. See contractor for repairs and upgrades.
-------------------	----	---	----	----	---	--

Exterior Lighting:

<i>Condition (on building):</i>	p	
---------------------------------	---	----	----	----	----	--

Oil Fill/Vent:

<i>Condition:</i>	p	
-------------------	---	----	----	----	----	--

Walkways:

<i>Type and Condition:</i>	p	Walkway type is; Pavers.
----------------------------	---	----	----	----	----	--------------------------

Driveways:

<i>Type and Condition:</i>	..	p	p	Driveway type is; Asphalt. Fill cracks and seal surface to maintain asphalt driveway. Seal cracks/gaps between garage floor and driveway to help prevent water/ice penetration. Asphalt driveways should be sealed periodically to extend its life.
----------------------------	----	---	----	----	---	---

Deck/Entry/Porch:

<i>Location, Type and Condition:</i>	..	p	p	Front, Entry Stairs. Construction materials are; Masonry. Consult contractor to install proper flashing along dwelling to help prevent further water penetration/damage. High steps and/or Inconsistent stair configuration may cause trip hazard, Adjust/Alter as need. Stairs are not level, possible settlement noted, Repair/adjust/level if need.
--------------------------------------	----	---	----	----	---	--

Deck/Entry/Porch:



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

Location, Type and Condition: **A** **B** **C** **NR** **D** Side, Porch/Stairs. Construction materials are; Masonry, Concrete. Carpets may trap/conceal water/moisture, Suggest removing carpet. There does not appear to be flashing in place, Suggest installing proper flashing to help prevent water and insect damaged, Consult contractor if need.

Deck/Entry/Porch:

Location, Type and Condition: **A** **B** **C** **NR** **D** Rear, Deck. Construction materials are; Wood frame. There appears to be water damage to dwelling structure where deck is attached, Consult contractor to further investigate for concealed damage and repair/replace if need -Consult contractor to install flashing, where missing, to help prevent water penetration/damage. Install lag bolts along ledger-board to help prevent separation. Deck shows sagging, Consult contractor to repair/replace water damaged frame/rim-joists. Monitor deck for settlement and upgrade footings if need. Low railings noted, Suggest upgrading for safety. Repair/Replace water damaged balusters. Periodic Sealer/Paint/Stain Maintenance needed.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Garage

General Comments: Suggest installing heat detector for safety. Garage structure and/or components are not fully accessible due to Storage.

Garage Type: Attached.

Roof System

Structure Type: Sloped.

Surface Type: Asphalt composition shingles.

How inspected: Walked.

Roof Penetrations: Chimney.

A B C NR D

Condition of Roof Surface: p

Condition of Roof Structure: p

Foundation:

Type and Condition: p Foundation type is; Concrete.

Floor:

Type and Condition: .. p p Floor type is; Concrete. Seal cracks/gaps between garage floor and driveway to help prevent water/ice penetration.

Trim:

Type and Condition: .. p p Trim material is; Wood trim. Effects of weathering, repair/Replace water damaged trim.

Sill:

Type and Condition; p .. The sill type is; Wood. Sills are not fully accessible due to finished areas. Not fully accessible due to stored items.

Automatic Door Opener:

Condition; .. p Monitor older unit for failure and upgrade/replace when need. Consider adding electric-eyes from added safety.

Garage Door(s):

Condition: .. p Components in place are; Locks, Springs, Panels, Windows, Rollers, Tracks. Suggest installing safety cables through springs. Wood doors need periodic stain/paint maintenance.

Electrical:

Condition: .. p p Consider upgrade of 2-prong, ungrounded outlets. Suggest adding GFCI protection for safety. .

Fume Barrier:

Condition; p

Man Door:

Condition; .. p p Suggest upgrading man door for fire safety.

Windows:



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

Condition;

.. p p

Windows need glazing maintenance. Repair/Replace water damaged window frames. Sash cord or spring mechanism are not functioning properly, window does not stay up or operate properly. Repair as needed.

Walls/Ceiling:

Type and Condition;

A B C NR D
.. p

The wall type is; Gypsum board. The ceiling type is; Gypsum board. Stains noted along ceiling, Consult owner for history, Monitor and repair if need.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Basement

General Comments:

Suggest upgrading old 2 prong outlets to 3 prong grounded GFCI outlets, Consult electrician.

Foundation

Type and Condition:

A **B** **C** **NR** **D**
 .. p

Foundation type is; Concrete. Fill/Seal cracks. Painted surface may hide previous evidence of water penetration. Consult owner regarding history of water penetration.

Floor:

Type and Condition:

.. .. p ..

Floor type is; Concrete. Painted floor may hide evidence of past water staining or efflorescence. Consult owner for history of possible water/moisture penetration.

Crawl Space:

Condition:

.. p p

Limited access due to; limited crawlspace height. Suggest installing vapor barrier to help control moisture levels. Consult contractor if need. and Suggest installing ventilation for crawlspace to help control moisture levels. Replace missing insulation for better efficiency.

Windows:

Condition:

.. p

See notes on exterior page.

Girder(s):

Type and Condition:

p

Girder type is; Wood-dimensional lumber built-up beam.

Support Columns:

Type and Condition:

.. p p

Support column type is; Concrete filled steel columns, Adjustable Jacks, Wood. Lumber and timbers are subject shrinkage and deterioration, Suggest upgrading to concrete filled steel columns. Adjustable jacks are considered a temporary support, they are subject to deterioration and movement, Suggest upgrading to concrete filled steel columns. Rust noted on posts, Consult owner for history, Monitor and repair/replace/maintain if need. Posts appear to have been recently painted, Painted posts may hide evidence of past water penetration.

Sill:

Type and Condition:

p

The sill type is; Wood.

Subfloor:

Condition:

p

No/Limited insulation in place, Suggest insulating for better efficiency.

Joists:

Type and Condition:

.. p p

The joisting type is; Wood. Repair/replace water damaged rim joists, Consult contractor. Reinforce cut/notched joists to help



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

prevent settlement.

Chimney: (Flue Liner not included)

Type and Condition:

A **B** **C** **NR** **D**
p

The chimney type is; Concrete block.

Water Penetration and Dampness:

Comments:

Evidence of water penetration and dampness noted at time of inspection. The source and amount of water penetration may not be observable at the time of inspection. Tiger suggests you consult the owner or for a historical perspective regarding previous water penetration. Water staining observed at; Columns, Basement Stairs, Floor. Fuzzy growth/discoloration noted throughout crawlspace structure, consult environmental contractor for evaluation and mitigation. Efflorescence observed at; Foundation, Efflorescence is the white powdery substance often evident on concrete walls and floors. It is usually an indication that dampness and water penetration has occurred at some time. Excessive condensation forming on feed pipes, Install Dehumidifier. Improve/Maintain Perimeter Drainage.

Addition Important Information:

A separate Wood Boring Insect report is provided with your inspection, either on site or by mail. Please review and follow through on directions as needed.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Plumbing System

Supply Plumbing Information:

Water Service: The water source is private. Verified by; The Real Estate Agent. Main Shut-Off Valve location- Basement right front.

Waste Plumbing Information:

Waste Service: The waste system is private Verified by; The Real Estate Agent. The type of sewage disposal system as noted above is determined by information provided by either seller, broker or client. It is not a determination of its actual type, design or condition. An optional inspection report is available to offer an opinion of the systems type, effectiveness and condition.

Water Supply Lines:

	A	B	C	NR	D	
<i>Type and Condition:</i>	..	p	..	..	p	The supply line type is; Copper, Plastic. Leaks observed, repair as needed. Suggest applying heat tape and insulation to all feed pipes in unheated areas/crawlspaces to prevent freezing.

Drain/Waste Lines:

<i>Type and Condition:</i>	p	The waste line material type is; Copper.
----------------------------	---	----	----	----	----	--

Main Vent Stack:

<i>Condition:</i>	p	..	Plumbing vent is not fully accessible due to finish, suggest confirmation of proper venting by plumber.
-------------------	----	----	----	---	----	---

Water Heater:

<i>Type and Condition:</i>	..	p	Water heater condition is based visual conditions on the day of the inspection without regard to future life expectancy.
----------------------------	----	---	----	----	----	--

Manufacturer; Vaughn. The water heater type is; Indirect from boiler system to storage tank. The fuel source is; Oil. Tank Size; Approximately 40 gallon. Tank components include; Pressure and temperature relief valve, Vacuum Breaker. Monitor older tank for failure and repair/replace when need. Manufacturers warranties for hot water heaters vary from manufacturer to manufacturer; this should not be confused with the actual life expectancy which could be more or less. Please refer to the warranty for the extent and terms if any. and Consider install water sensor and/or drip pan to help prevent water damage to surrounding areas.

Laundry Basin:

<i>Condition:</i>	..	p	p	Laundry basin is winterized and/or unused at this time.
-------------------	----	---	----	----	---	---

Washer/Dryer Connections:

<i>Washer Connection:</i>	..	p	p	Suggest installing stainless steel braided washer hoses. Repair/Replace leaky feed pipes/valves. Consult electrician to repair open ground outlets. Upgrade outlet to GCFI for safety,
---------------------------	----	---	----	----	---	--



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

Consult electrician.

Dryer Connection:

A **B** **C** **NR** **D**
 " p " " "

Reconnect dryer vent. Periodically inspect and clean dryer vent for safety.

Accessible Well Equipment:

Condition:

" p " " p

Follow manufacturers recommendations for all water conditioning equipment. Failure to provide adequate maintenance can lead to equipment malfunction and affect water quality. le to locate well head, Consult owner for location and history. Suggest consulting owner or prior service company regarding history of pump repairs and its age. Suggest removing unused/abandoned well equipment.

Additional Important Information:

Operation of main valves, individual fixture shutoffs and other valves is beyond the scope of inspection. Supply and waste line information is for reference purposes only, Tiger recommends you confirm the information with the municipality.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Electric Systems

Supply Voltage: 120/240 Volts.

Accessible Wiring:

	A	B	C	NR	D	
Type and Condition:	..	p	..	..	p	Wiring Type; Copper, Romex. All exterior wires should be contained in conduit for safety. Most wires/circuits are throughout house appear to be ungrounded, Consult electrician to upgrade. Due to the age of house, not all wiring/components meet current standards, therefore upgrades to electrical may be needed.

Service Panel Box:

Condition:	p	..	p	Once or twice a year flip circuit breakers off and on to maintain good mechanical contact. GFCI breakers or outlets should be tested monthly. Panel location; Basement. Main disconnect size is: 100 Amps. Over protection devices are Cu/Al rated., Anti-oxidant paste was noted on the aluminum wire connections., and The service wire size is; 100 Amp. The service wire is protected by a breaker. Undersized wires and/or oversized breakers noted. Consult electrician to correct. Label/Identify all breaker for safety. Multiple mini-breakers noted in panel, This may cause overcrowding within panel, Consult electrician to further evaluate and make corrections and/or add sub panel if need. Service size may not be sufficient for asking demand, Consider upgrading service, Consult electrician.
------------	----	----	---	----	---	---

Ground Terminal Bar:

Condition:	p	Terminal bar appears to be bonded to the panel.
------------	---	----	----	----	----	---

Junction Box Covers:

Condition:	..	p	p	Connections/splices made with out the use of junction boxes- Hazard condition exists.
------------	----	---	----	----	---	---

Switch/Outlet Covers:

Condition:	p	
------------	---	----	----	----	----	--

Additional Important Information:

The decision to upgrade electric service can be influenced by client need, local regulations and mortgage lending institutions. Furnishing and living conditions allow for only random testing of electrical outlets. Light switches are not included. Smoke detectors should be installed and approved by the local fire department prior to purchase. Tiger makes no representation as to the operability or installation of smoke detectors. Ground Fault Circuit Interrupter outlets or breakers are advised whenever the user will come in contact with water.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Central Heating and Cooling

General Comments: Install Carbon Monoxide detectors throughout house for safety. This report indicates the condition of the heat plant on the day of the inspection without regard to life expectancy; therefore, we suggest that you obtain a major service policy for the heat plant from a dealer or contractor which should include annual servicing, adjustments, efficiency testing, warranty and emergency service. Relief valves, valves, gauges, switches, and other safety devices cannot be tested. They are listed on the report to denote that they were observed in place on the system.

System Location: Basement.

Fuel Source: Oil Fired.

Emergency Shut Off: Present.

Thermostat(s)

	A	B	C	NR	D	
Condition:	..	p	..	..	p	Location; Family room, Living room, Master Bedroom. Living room zone is not working at this time, Consult heat technician to further evaluate and repair as need.

Fire Grade Sheetrock:

Condition:	p	..	No Fire Grade sheet rock in place. Fire grade sheet rock aids in limiting the potential spread of fire to the adjacent structure, Consider installing.
-------------------	----	----	----	---	----	--

Exposed Flue/Damper:

Type and Condition:	..	p	p	Condition of the interior of the flue (FLUE LINER), is not accessible, beyond the scope of inspection and not rated or inspected. Flue material is; Metal. Soot noted in venting chamber, Consult contractor to clean.
----------------------------	----	---	----	----	---	--

Burner/Gun:

Condition:	..	p	p	System has been neglected, with no signs of recent servicing. Annual service needed. Suggest service at this time, Consult heat technician. Monitor old system for failure and repair/replace if need. Consider upgrading old system for better efficiency.
-------------------	----	---	----	----	---	---

Fire Box Liner:

Condition:	p	..	Closed System - Unable to inspect.
-------------------	----	----	----	---	----	------------------------------------

Boiler:

Type and Condition:	..	p	p	Boiler type is; Forced Hot Water. Components in place include; Expansion Tank, Auto Feed, Pressure Relief Valve, Back Flow Preventer. Pressure observed (PSI): 20-25. Temperature observed (deg.F): 180. System has been neglected, with no signs of recent servicing. Service yearly expect repairs. Suggest Annual service, Consult heat technician. Suggest service at this time. Consult contractor to repair/Replace leaky pressure relief valve. Boiler breaker tripped while attempting to test heating zones, Consult
----------------------------	----	---	----	----	---	---



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

contractor to further investigate and repair as need. Rusted electrical conduit noted, Consult contractor to further evaluate and repair/replace if need. Water stains noted on floor around boiler, Consult owner for history, consult heat technician to further evaluate and repair if need. Monitor older system for failure and repair/replace/upgrade as need. Consider conducting an efficiency test and upgrade unit if need, Consult heat technician.

Circulator Pump(s)

	A	B	C	NR	D	
<i>Condition:</i>	p	..	p	Living room heat zone is not working at this time, Consult heat technician to further evaluate and repair as need.

Distribution Pipes/Plumbing:

<i>Type and Condition:</i>	..	p	p	Cap unused sections. Corrosion/patina on pipes, clean and inspect for leaks. Insulate pipes for better efficiency. Pipes that run through unheated areas are subject to freezing, Consider injecting glycol/antifreeze into system to help prevent freezing, Consult contractor.
----------------------------	----	---	----	----	---	--

Oil Tank:

<i>Condition:</i>	..	p	p	Components inplace include: Fill and Vent Stacks, Emergency Shut Offs. Repair/Replace faulty oil gage. Rusted tank noted, Consult contractor to further evaluate and repair/replace if need. Overfill stains noted at top/sides of tanks. Monitor conditions and consider sealing/repair of joints. Secure/Protect loose oil line to help prevent punctures.
-------------------	----	---	----	----	---	--

Additional Important Information:

Identification of asbestos containing materials is beyond the scope of a home inspection. If potential asbestos containing materials were noted at accessible areas during your inspection, further evaluation is suggested.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Kitchen and Interior Accessories

	A	B	C	NR	D	
Sink:	..	p	..	..	..	Temperature tested= 140 F, It is recommended that you maintain a 120 F water temperature. Suggest relocating sprayer.
Counters:	p	..	..	..	..
Cabinets:	p	..	..	..	..
Ceiling:	p	..	..	..	..	Type; Gypsum Board.
Walls:	p	..	..	..	..	Type: Gypsum Board.
Windows:	..	p	..	..	..	Suggest upgrading windows for better efficiency.
Floor:	p	..	..	..	..
Electrical Outlets:	..	p	..	..	p	Consult electrician to repair/replace open ground outlets for safety. Two prong ungrounded outlet(s) in place. Suggest upgrading. All countertop outlets should be GFCI protected for safety, Repair/Upgrade as need, Consult electrician.

Appliances

Stove Top and Oven:	p	..	..	..	..	Fuel type; Electric.
Dishwasher:	p	..	..	..	..
Waste Disposal:	..	..	p	..	p	The food waste disposal is not operating. Consult contractor to further evaluate and repair/replace as need. Suggest removing disposal with septic system present. Repair leaky waste pipe connections.

Interior Accessories:

Main Door:	..	p	..	..	p	Repair/Replace water damaged frame/sill and trim, Possible concealed water damaged present, Consult contractor to further evaluate and repair if need. The weather stripping around the door needs to be replaced. Suggest upgrading door for better efficiency.
Rear Door:	..	p	..	..	..	Upgrade door for better efficiency.
Sliding Door	..	p	..	..	p	Repair/Replace faulty locking mechanism for proper operation.
Basement Stairway/Railings:	..	p	..	..	..	Suggest installing child-safe rails for safety.
Interior Stairway/Railings:	p	..	..	..	..
Hallways:	p	..	..	..	..
Fireplace:	..	p	..	..	p	Suggest discontinuing outlet above grill, for safety. A complete cleaning and evaluation is recommended prior to use. Fireplaces are inspected visually only, test fires are not started as part of this inspection.

Additional Important Information:

Unless otherwise noted, all appliances listed are working on the day of the inspection. We do not represent a guarantee or warranty of the continuous operation of the



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

appliances. Self-cleaning mechanism, timers, clocks, thermostats, gasket or seal performance and cosmetic blemishes are not part of this inspection report. Microwave ovens, clothes washing machines and dryers are not included.

If there is a fire place present , the flue liner is not included in the inspection.

Check with current owner for location and condition of any and all screens and storm windows. Cracks in grouting of ceramic tile joints are commonly due to normal shrinkage. Damage beyond the tile surface is not accessible (NR) and further evaluation is suggested. Poor grouting will cause water penetration, lifting of tiles and deterioration of flooring, plaster, drywall and structural members. Unless otherwise noted, all appliances are working on the day of the inspection. Tiger Home Inspection, Inc. does not represent a guarantee or warranty of the continuous operation of the appliances. Self-cleaning mechanism, timers, clocks, thermostats, microwave ovens, clothes washing machines and dryers, and cosmetic blemishes are not part of this inspection report.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Bathrooms

Bath- 1/2:

	A	B	C	NR	D	
Sink:	..	p	..	..	..	Temperature tested= 140 F, It is recommended that you maintain a 120 F water temperature. The sink stopper is not functioning or not in place, repair or replace as needed. Repair/Seal chipped sink-top. Mineral deposits noted on feed pipes, Monitor for leaking and repair if need.
Toilet:	..	p	..	..	p	The toilet is loose from the floor, suggest resetting as needed to prevent negative effects of leaking.
Ceiling:	p	..	..	..	..	Type; Gypsum Board.
Walls:	p	..	..	..	..	Type; Gypsum Board, tile. Reset loose tile and grout as need.
Windows:	..	p	..	..	..	Consider upgrading windows for better efficiency.
Floor:	p	..	..	..	..
Door(s):	p	..	..	..	..
Electrical Outlets:	..	p	..	..	p	Multiple outlets throughout the house tested as open ground. Repair as needed. Suggest upgrade to current standards for GFCI protection in areas of potential contact with water.
Heat Source:	..	p	..	..	p	Type; Baseboard. Heating zone is not working at this time, Consult heat technician to further evaluate and repair as need.

Bath-Full:

Sink:	..	p	..	..	..	Temperature tested= 140 F, It is recommended that you maintain a 120 F water temperature. The sink stopper is not functioning or not in place, repair or replace as needed. Hairline cracks noted in sink bowl. Adjust/Replace aerator.
Toilet:	..	p	..	..	p	The toilet is loose from the floor, suggest resetting as needed to prevent negative effects of leaking.
Tub/Shower:	p	..	..	..	..	Type; Tub/shower combination. Maintain water tight seal around tub/shower to help prevent water damage.
Tub/Shower Walls:	p	..	..	..	..
Ceiling:	p	..	..	..	..	Type; Gypsum Board.
Walls:	p	..	..	..	..	Type; Gypsum Board.
Windows:	..	p	..	..	..	Consider upgrading windows for better efficiency.
Floor:	p	..	..	..	..
Door(s):	..	p	..	..	..	The latch or strike plate needs to be repaired.
Electrical Outlets:	..	p	..	..	p	Consult electrician to repair open ground outlet. No GFCI outlets in place, recommend upgrade.
Ventilation Fan;	..	p	..	..	p	The exhaust fan does not appear to vent to the exterior, Consult contractor to investigate and relocate if need.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Heat Source: p Type; Baseboard. Temperature F= 130.

Bath-Master:

	A	B	C	NR	D	
Sink:	..	p	..	..	..	Temperature tested= 130 F. It is recommended that you maintain a 120 F water temperature. The sink stopper is not functioning or not in place, repair or replace as needed.
Toilet:	..	p	..	..	p	The toilet is loose from the floor, suggest resetting as needed to prevent negative effects of leaking.
Tub/Shower:	..	p	..	..	..	Type; Shower. Maintain water tight seal around tub/shower and faucet hardware. Repair/Replace cracked shower door.
Tub/Shower Walls:	..	p	..	..	..	Type; Tile. Areas of missing grout noted. Suggest grout/caulk seal repairs to prevent damage.
Ceiling:	p	..	..	..	..	Type; Gypsum Board.
Walls:	p	..	..	..	..	Type; Gypsum Board.
Windows:	..	p	..	..	..	Suggest upgrading windows for better efficiency.
Floor:	p	..	..	..	..
Door(s):	p	..	..	..	..
Electrical Outlets:	..	p	..	..	p	Multiple outlets throughout the house tested as open ground. Repair as needed. No GFCI outlets in place, recommend upgrade.
Ventilation Fan;	..	p	..	..	p	The exhaust fan does not appear to vent to the exterior, suggest improvement as needed.
Heat Source:	p	..	..	..	..	Type; Baseboard, Temperature F= 140

Additional Important Information:

Inspection is limited to visual conditions at tub/shower wall, conditions behind finished surfaces are not accessible. Maintain all caulk and grout seals to prevent negative effects of moisture. Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement, Ground Fault Interrupter outlets or circuits are advised whenever the user will come in contact with water.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Interior Rooms

General Comments:

Check with current owner for location and condition of any and all screens and storm windows. Due to the nature of the deficiency, insulated windows and skylights may have breached thermal seals that may not be detected. It appears that there are no smoke detectors present at this time. Consult local authorities regarding proper/suggested locations for smoke detectors and install as/where need. We recommend all structures built prior to 1978 be tested for lead paint. Laundry room floor shows sloping/sagging, Consult contractor to further evaluate and reinforce if need.

Room-Living and Dining:

	A	B	C	NR	D	
<i>Ceiling:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Walls:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Windows:</i>	..	p	..	..	p	Unable to open windows, free stuck areas or repair as needed. Broken glass noted in dining room, Repair/Replace. Repair/Replace water damaged window sills/frame and trim in living room.
<i>Floor:</i>	p	..	..	..	..	Type; Carpet.
<i>Electrical Outlets:</i>	..	p	..	..	p	Two prong ungrounded outlet(s) in place. Suggest upgrading.
<i>Heat Source:</i>	..	p	..	..	p	Heating zone is not working at this time, Consult heat technician to further evaluate and repair as need.

Room-Den:

<i>Ceiling:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Walls:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Windows:</i>	..	p	..	..	..	Suggest upgrading older windows for better efficiency. Repair/Replace water damaged window sills/frame and trim.
<i>Floor:</i>	p	..	..	..	..	Type; Carpet.
<i>Door(s):</i>	p	..	..	..	..
<i>Electrical Outlets:</i>	..	p	..	..	p	Two prong ungrounded outlet(s) in place. Suggest upgrading.
<i>Heat Source:</i>	..	p	..	..	p	Type; Baseboard. Heating zone is not working at this time, Consult heat technician to further evaluate and repair as need.

Room-Family Room:

<i>Ceiling:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Walls:</i>	p	..	..	..	..	Type; Gypsum Board.
<i>Windows:</i>	..	p	..	..	..	Unable to open windows, free stuck areas or repair as needed. Suggest upgrading older windows for better efficiency.
<i>Floor:</i>	p	..	..	..	..	Type; Carpet.
<i>Electrical Outlets:</i>	..	p	..	..	p	Two prong ungrounded outlet(s) in place. Suggest upgrading. Replace missing junction box at light fixture, Consult



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

electrician.

	A	B	C	NR	D	
Heat Source:	p	..	..	..	..	Type; Baseboard. Temperature F= 140
Room-2 Spare Bedrooms:						
Ceiling:	..	p	..	..	..	Type; Gypsum Board. Water stained ceiling areas observed in rear bedroom, further investigation recommended.
Walls:	p	..	..	..	..	Type; Gypsum Board.
Windows:	..	p	..	..	p	Unable to open windows, free stuck areas or repair as needed. Repair/Replace faulty front bedroom window hardware.
Floor:	p	..	..	..	..	Type; Carpet.
Door(s):	p	..	..	..	..
Electrical Outlets:	..	p	..	..	p	Two prong, ungrounded outlets were noted at areas, consider upgrade to 3-prong, grounded outlets as needed.
Heat Source:	p	..	..	..	..	Type; Baseboard. Temperature F= 140
Room-Master:						
Ceiling:	..	p	..	..	..	Type; Gypsum Board, Water stained ceiling areas observed, further investigation recommended and repair as need.
Walls:	p	..	..	..	..	Type; Gypsum Board.
Windows:	..	p	..	..	p	Broken glass noted. Suggest upgrading older windows for better efficiency.
Floor:	p	..	..	..	..	Type; Carpet.
Door(s):	p	..	..	..	..
Electrical Outlets:	..	p	..	..	p	Two prong, ungrounded outlets were noted at areas, consider upgrade to 3-prong, grounded outlets as needed.
Heat Source:	p	..	..	..	..	Type; Baseboard, Temperature F= 140

Additional Important Information:

Hairline cracks are not unusual on interior wall and ceiling surfaces, due to minor shrinkage and settlement. Cosmetic defects such as: worn or torn carpets, fading or peeling paint, holes, in walls, doors, ceiling and trim are not reported.



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
B: This item is not functioning as originally intended. Maintenance, repair and upgrade required.
C: This item is not functioning at time of inspection. Maintenance, repair and upgrade required
NR: Not Inspected, not readily accessible or not present. No rating.
D: Further consultation with a contractor is advised.

Attic/Ventilation/Insulation

General Comments: Limited attic access noted (no access above 2nd Floor).

Access to Attic:

	A	B	C	NR	D	
<i>Type and Condition:</i>	..	p	..	..	..	Type; Scuttle hatch, Pull Down. Insulate scuttle for better efficiency.

Structural Components

<i>Roof Framing:</i>	..	..	..	p	..	Support Type; Wood Rafters. Structure is not fully accessible due to finish and/or insulation.
<i>Roof Backing:</i>	..	..	..	p	..	Decking Material; Wood Planks. Not Accessible due to finish and/or insulation.
<i>Ceiling Joists:</i>	..	..	..	p	..	Type; Wood. No Access, No Access flooring in place, Insulation in place.

Flashing:

<i>Vent Pipe(s)</i>	p	..	..	..	..
<i>Chimney(s)</i>	..	p	..	..	..	Evidence of water penetration, consult contractor for further evaluation and repair.

Chimney: (Flue Liner not included)

<i>Type and Condition:</i>	p	
----------------------------	---	----	----	----	----	--

Insulation:

<i>Type and Conditions:</i>	..	p	p	Insulation Type is; Fiberglass Batts: Insulation Depth is; 3-4". Add insulation to total approx. 9" for better efficiency.
-----------------------------	----	---	----	----	---	--

Ventilation:

<i>Type and Conditions:</i>	..	p	..	..	p	Ventilation Type is; Gable end vents. Install soffit and ridge vents to help extend roof life and to help prevent ice damming, Consult contractor. Suggest installing proper vents to help create air space between insulation and roof backing for better performance.
<i>Whole House Fan:</i>	..	..	..	p	..	Not fully accessible. There may be inadequate attic ventilation for house fan, Consult contractor to further investigate and consider additional ventilation for better fan performance/results. Insulate fan box in winter to help prevent heat loss and ice damming.

Electric;

<i>Exposed Wiring:</i>	p	..	..	..	..
<i>Lights/Outlets/Junction Boxes</i>	..	..	..	p	..	Suggest adding light source, Consult electrician.

Water Penetration:

Evidence of Water Leaks: Stains noted around chimney, Monitor for leaking and repair/replace flashing if need. Evidence of water penetration observed. The source/cause and the amount of water penetration may not always be detectable. Tiger recommends you consult the owner



Our Rating System Is As Follows:

- A:** Item is functioning as originally intended.
- B:** This item is not functioning as originally intended. Maintenance, repair and upgrade required.
- C:** This item is not functioning at time of inspection. Maintenance, repair and upgrade required
- NR:** Not Inspected, not readily accessible or not present. No rating.
- D:** Further consultation with a contractor is advised.

or a contractor for a historical perspective regarding this observation. These conditions can be associated with environmental issues. You should consult a qualified specialist if you have any concerns.

Additional Important Information:

Attic ventilation is an important factor in the life expectancy of roof sheathing and shingles. Provide maximum air flow to minimize heat buildup in summer and condensation in winter. Do not cover or block vents. All flashing should be inspected and be repaired when needed.

Tocky B.

From: "Tracey Boies" <tboies@masiello.com>
To: "Tocky B." <stockton@ttlc.net>
Sent: Monday, September 13, 2010 10:49 PM
Subject: Leach field over 81 ft away

A Title V inspector from Methuen MA found the leach field start over 80 ft from the well head. He had transmitters and cameras and crazy equipment and dug up the tank, d box, etc to access outlet pipe. He marked leach field with small wood stakes painted orange. We are hoping you can go over and certify tomorrow! Talk to you in the am. Thanks!!
Sent via BlackBerry by AT&T

Stockton Services
PO Box 1306
Hampton, NH 03843-1306
(603) 929-7404

c/o Tracey Boies
The Masiello Group
408 Lafayette Road
Hampton, NH 03842

Statement 09/11/10

RE: 210 Woodland Road, Hampton, NH

Certification Request received 09/10/10 from Citizen's Bank:

Please provide evidence that the well is 10 ft from the property lines, 50 feet from the septic and 100 ft from the leach field. If the well is 75 to 100 feet from the leach field, please also add in the notation that in the state of NH, the regulation is 75 feet, not 100.

Certification will be delivered upon request that well is more than 10 ft from property line and more than 50 ft from septic tank. As of this date, the exact location of the leach field could not be determined due to time and equipment constraints.

Anne W. Bialobrzewski
NHLLS #752
Stockton Services

Field work for certification re:

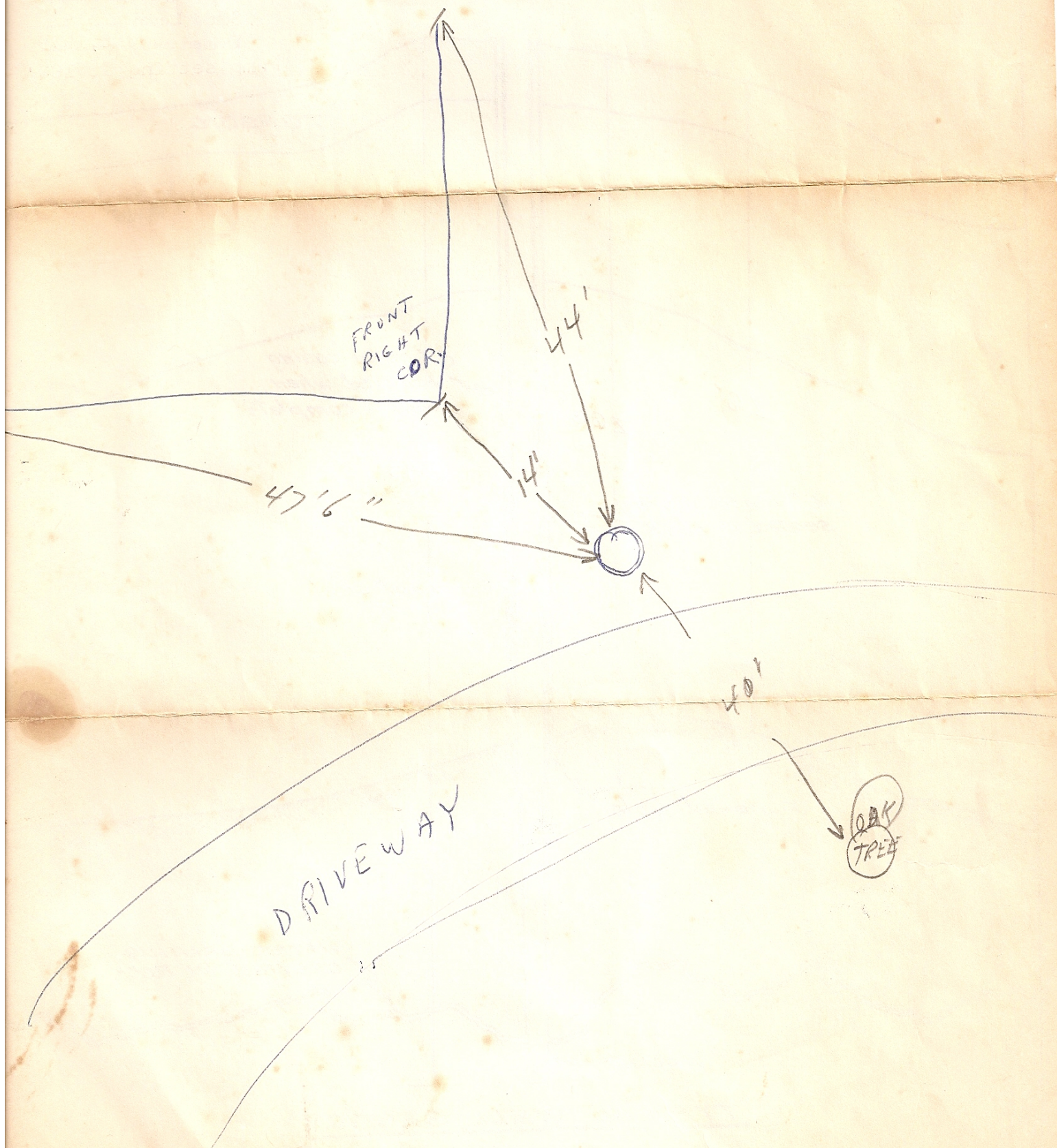
Well and septic system setbacks

210 Woodland Road, Hampton\$ 220.00

Balance due \$ 220.00

Thank you.

Anne W. Bialobrzewski



PRINT WITH NO SCALING
FOR 1"=10'
THIS IS A SKETCH !!!
EVERYTHING IS APPROXIMATE!!!

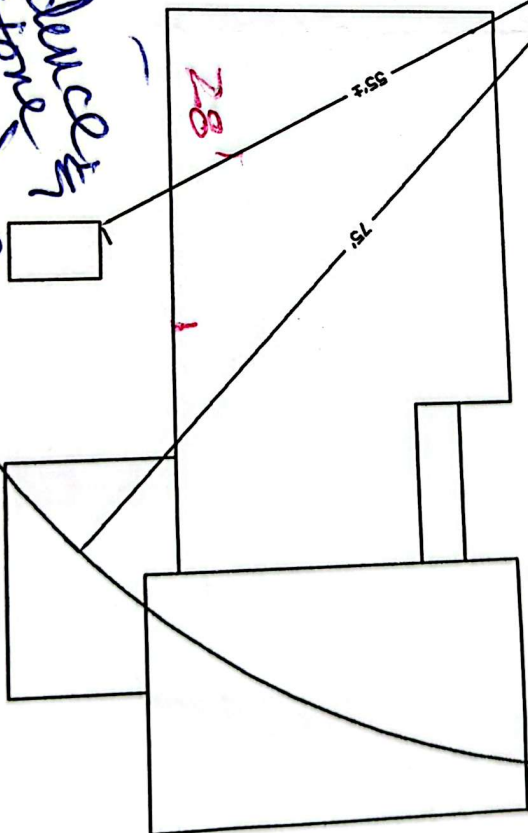
9/14/10

side view
of stone
ledge

TOP OF SLOPE

STK

BOTTOM OF SLOPE



Colonial
surveyors
48 hrs \$220

Aula Frechette
997-1721

early 60's

older couple

young couple
no kids

1000-1200

Tracey Boies representative
seller
210 Woodland
~~near~~ near Great Gate
across ice pond

FHA loan - specific guidelines

~~well~~ well & septic
water in street
and sewer
not hooked

5.25
6.75

